

Debtor Winning Solutions Real Estate LLC
NameCase number (if known) 21-60050**8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**

Description, including name of holder of prepayment

None

9. Total of Part 2

Add lines 7 through 8 (including amounts on any additional sheets). Copy the total to line 81.

\$0.00**Part 3: Accounts receivable****10. Does the debtor have any accounts receivable?**☐ No. Go to Part 4.☒ Yes. Fill in the information below.Current value of debtor's
interest**11. Accounts Receivable**

11a. 90 days old or less:	<u>\$10,541.67</u>	-	<u>\$0.00</u>	= →	<u>\$10,541.67</u>
	face amount		doubtful or uncollectible accounts			

11b. Over 90 days old:	_____	-	_____	= →	_____
	face amount		doubtful or uncollectible accounts			

12. Total of Part 3

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$10,541.67**Part 4: Investments****13. Does the debtor own any investments?**☒ No. Go to Part 5.☐ Yes. Fill in the information below.Valuation method used for
current valueCurrent value of debtor's
interest**14. Mutual funds or publicly traded stocks not included in Part 1**

Name of fund or stock:

None

15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture

Name of fund or stock: % of ownership:

None

16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1

Describe:

Debtor Winning Solutions Real Estate LLC
NameCase number (if known) 21-60050

None

17. Total of Part 4

Add lines 14 through 16 (including any additional sheets). Copy the total to line 83.

\$0.00**Part 5:** Inventory, excluding agriculture assets**18. Does the debtor own any inventory (excluding agriculture assets)?**☒ No. Go to Part 6.☐ Yes. Fill in the information below.**General description****Date of the last
physical inventory****Net book value of
debtor's interest**
(Where available)**Valuation method used
for current value****Current value of debtor's
interest****19. Raw materials**

None

20. Work in progress

None

21. Finished goods, including goods held for resale

None

22. Other inventory or supplies

None

23. Total of Part 5

Add lines 19 through 22 (including any additional sheets). Copy the total to line 84.

\$0.00**24. Is any of the property listed in Part 5 perishable?**☒ No☐ Yes**25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?**☒ No☐ Yes**26. Has any of the property listed in Part 5 been appraised by a professional within the last year?**☒ No☐ Yes**Part 6:** Farming and fishing-related assets (other than titled motor vehicles and land)**27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**☒ No. Go to Part 7.☐ Yes. Fill in the information below.

Debtor Winning Solutions Real Estate LLC
NameCase number (if known) 21-60050**General description****Net book value of
debtor's interest**
(Where available)**Valuation method used
for current value****Current value of debtor's
interest****28. Crops — either planted or harvested**

None

29. Farm animals *Examples:* Livestock, poultry, farm-raised fish

None

30. Farm machinery and equipment (Other than titled motor vehicles)

None

31. Farm and fishing supplies, chemicals, and feed

None

32. Other farming and fishing-related property not already listed in Part 6

None

33. Total of Part 6

Add lines 28 through 32. Copy the total to line 85.

\$0.00**34. Is the debtor a member of an agricultural cooperative?**☒ No☐ Yes. Is any of the debtor's property stored at the cooperative?☐ No☐ Yes**35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?**☒ No☐ Yes**36. Is a depreciation schedule available for any of the property listed in Part 6?**☒ No☐ Yes**37. Has any of the property listed in Part 6 been appraised by a professional within the last year?**☒ No☐ Yes**Part 7:** Office furniture, fixtures, and equipment; and collectibles**38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**☒ No. Go to Part 8.☐ Yes. Fill in the information below.

Debtor Winning Solutions Real Estate LLC
NameCase number (if known) 21-60050**General description****Net book value of
debtor's interest**
(Where available)**Valuation method used
for current value****Current value of debtor's
interest****39. Office furniture**

None

40. Office fixtures

None

**41. Office equipment, including all computer equipment and
communication systems equipment and software**

None

42. Collectibles *Examples:* Antiques and figurines; paintings, prints or other
artwork; books, pictures, or other art objects; china and crystal; stamp, coin,
or baseball card collections; other collections, memorabilia, or collectibles

None

43. Total of Part 7

Add lines 39 through 42. Copy the total to line 86.

\$0.00**44. Is a depreciation schedule available for any of the property listed in Part 7?**☒ No☐ Yes**45. Has any of the property listed in Part 7 been appraised by a professional within the last year?**☒ No☐ Yes**Part 8: Machinery, equipment, and vehicles****46. Does the debtor own or lease any machinery, equipment, or vehicles?**☒ No. Go to Part 9.☐ Yes. Fill in the information below.**General description**Include year, make, model, and identification numbers (i.e., VIN, HIN, or
N-number)**Net book value of
debtor's interest**
(Where available)**Valuation method used
for current value****Current value of debtor's
interest****47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles**

None

48. Watercraft, trailers, motors, and related accessories *Examples:* Boats,
trailers, motors, floating homes, personal watercraft, and fishing vessels

Debtor Winning Solutions Real Estate LLC
NameCase number (if known) 21-60050

None

49. Aircraft and accessories

None

50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)

None

51. Total of Part 8

Add lines 47 through 50. Copy the total to line 87.

\$0.00

52. Is a depreciation schedule available for any of the property listed in Part 8?

☒ No
☐ Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

☒ No
☐ Yes

Part 9: Real Property

54. Does the debtor own or lease any real property?

☐ No. Go to Part 10.
☒ Yes. Fill in the information below.

General description

Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available

Nature and extent of debtor's interest in property

Net book value of debtor's interest
(Where available)

Valuation method used for current value

Current value of debtor's interest

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has interest

55.1	<u>12190 Plank Road (LA)</u>	<u>Fee Simple</u>	<u>(Unknown)</u>	<u>Taxing Value</u>	<u>\$1,596,500.00</u>
55.2	<u>225 East Loop (TX)</u>	<u>Fee Simple</u>	<u>(Unknown)</u>	<u>Taxing Value</u>	<u>\$900,114.00</u>
55.3	<u>701 Roosevelt Ave. (AL)</u>	<u>Fee Simple</u>	<u>(Unknown)</u>	<u>Taxing Value</u>	<u>\$498,600.00</u>
55.4	<u>Harbor Hills Drive (TX)</u>	<u>Fee Simple</u>	<u>(Unknown)</u>		<u>(Unknown)</u>

56. Total of Part 9

Add the current value on lines 55.1 through 55.3 and entries from any addition sheets. Copy the total to line 88.

\$2,995,214.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

☒ No
☐ Yes

Debtor Winning Solutions Real Estate LLC
NameCase number (if known) 21-60050

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

☒ No☐ Yes**Part 10:** Intangibles and Intellectual Property

59. Does the debtor have any interests in intangibles or intellectual property?

☒ No. Go to Part 11.☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest

60. Patents, copyrights, trademarks, and trade secrets

None

61. Internet domain names and websites

None

62. Licenses, franchises, and royalties

None

63. Customer lists, mailing lists, or other compilations

None

64. Other intangibles, or intellectual property

None

65. Goodwill

None

66. Total of Part 10

Add lines 60 through 65. Copy the total to line 89.

\$0.00

67. Do your lists or records include personally identifiable information of customers? (as defined in 11 U.S.C. §§ 101(41A) and 107)

☒ No☐ Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

☒ No☐ Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

☒ No☐ Yes

Debtor Winning Solutions Real Estate LLC
NameCase number (if known) 21-60050**Part 11:** All other assets**70. Does the debtor own any other assets that have not yet been reported on this form?**

- ☒ No. Go to Part 12.
- ☐ Yes. Fill in the information below.

Current value of debtor's interest**71. Notes receivable**

Description (include name of obligor)

None

72. Tax refunds and unused net operating losses (NOLs)

Description (for example, federal, state, local)

None

73. Interests in insurance policies or annuities

None

74. Causes of action against third parties (whether or not a lawsuit has been filed)

None

75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims

None

76. Trusts, equitable or future interests in property

None

77. Other property of any kind not already listed Examples: Season tickets, country club membership

None

78. Total of Part 11

Add lines 71 through 77. Copy the total to line 90.

\$0.00**79. Has any of the property listed in Part 11 been appraised by a professional within the last year?**

- ☒ No
- ☐ Yes

Debtor Winning Solutions Real Estate LLC
Name _____Case number (if known) 21-60050**Part 12:** Summary

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1.</i>	<u>\$92,604.05</u>	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	<u>\$0.00</u>	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	<u>\$10,541.67</u>	
83. Investments. <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. Inventory. <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; collectibles. <i>Copy line 43, Part 7.</i>	<u>\$0.00</u>	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. Real property. <i>Copy line 56, Part 9.....</i>		→ <u>\$2,995,214.00</u>
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ <u>\$0.00</u>	
91. Total. Add lines 80 through 90 for each column.....	91a. <u>\$103,145.72</u>	+ 91b. <u>\$2,995,214.00</u>
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92		<u>\$3,098,359.72</u>

Debtor Winning Solutions Real Estate LLC
NameCase number (if known) 21-60050**Additional Page****All cash or cash equivalents owned or controlled by the debtor****Current value of debtor's interest****3. Checking, savings, money market, or financial brokerage accounts - Continued**

Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number	
3.2 <u>Wells Fargo</u>	<u>Checking account</u>	<u>4358</u>	<u>\$94.88</u>
3.3 <u>Compass Bank</u>	<u>Checking account</u>	<u>2187</u>	<u>\$2,079.66</u>
3.4 <u>Orgin Bank</u>	<u>Checking account</u>	<u>6886</u>	<u>\$866.17</u>
3.5 <u>Regions Bank</u>	<u>Checking account</u>	<u>2614</u>	<u>\$923.00</u>
3.6 <u>Signature Bank</u>	<u>Checking account</u>	<u>3742</u>	<u>\$88,545.99</u>
3.7 <u>Wells Fargo</u>	<u>Savings account</u>	<u>0275</u>	<u>\$94.34</u>
3.8 <u>Capital One Bank</u>	<u>Savings account</u>	<u>3786</u>	<u>\$0.01</u>

General description

Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available

Nature and extent of debtor's interest in property**Net book value of debtor's interest**
(Where available)**Valuation method used for current value****Current value of debtor's interest****55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has interest - Continued**

55.4 <u>Harbor Hills Drive (TX)</u>	<u>Fee Simple</u>	<u>(Unknown)</u>	<u>(Unknown)</u>
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Fill in this information to identify the case:

Debtor name Winning Solutions Real Estate LLCUnited States Bankruptcy Court for the:
Southern District of TexasCase number (if known): 21-60050☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A

Amount of claim
Do not deduct the
value of collateral.

Column B

Value of collateral
that supports this
claim

2.1 Creditor's name

Capital One

Describe debtor's property that is subject to a lien

12190 Plank Road (LA)
12190 Plank Road Baton Rouge, LA 70811\$944,909.84\$1,596,500.00

Creditor's mailing address

Attn: BankruptcyPO Box 30285Salt Lake City, UT 84130-0285

Creditor's email address, if known

Date debt was incurred _____

Last 4 digits of account
number _____

Do multiple creditors have an interest in the same property?

☐ No.☒ Yes. Specify each creditor, including this creditor, and its relative priority.1) **Capital One**

2) Newtek Small Business Finance LLC

Describe the lien

Is the creditor an insider or related party?

☒ No☐ Yes.

Is anyone else liable on this claim?

☐ No☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent☐ Unliquidated☒ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$6,650,450.76

Debtor Winning Solutions Real Estate LLC
Name _____Case number (if known) 21-60050**Part 1: Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column A

Amount of claim
Do not deduct the
value of collateral.

Column B

**Value of collateral
that supports this
claim****2.2****Creditor's name**Citizens National Bank**Creditor's mailing address**Mexia Branch405 E. Milam St., P.O. Box #110Mexia, TX 76667**Creditor's email address, if known****Date debt was incurred** 4/15/2016**Last 4 digits of account
number** _____**Do multiple creditors have an interest in the same
property?**☐ No.☒ Yes. Have you already specified the relative
priority?☒ No. Specify each creditor, including this
creditor, and its relative priority.1) **Citizens National Bank**

2) Freestone County

3) Newtek Small Business Finance LLC

☐ Yes. The relative priority of creditors is
specified on lines _____**Describe debtor's property that is subject to a lien**225 East Loop (TX)225 East Loop Teague, TX 75860**Describe the lien****Is the creditor an insider or related party?**☒ No☐ Yes.**Is anyone else liable on this claim?**☐ No☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).**As of the petition filing date, the claim is:**

Check all that apply.

☐ Contingent☐ Unliquidated☒ Disputed\$592,283.16\$900,114.00**Remarks:** Loan No. 8875782

Debtor Winning Solutions Real Estate LLC
Name _____

Case number (if known) 21-60050

Part 1: Additional Page

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column A

Amount of claim
Do not deduct the value of collateral.

Column B

Value of collateral that supports this claim

2.3

Creditor's name

Freestone County

Describe debtor's property that is subject to a lien

225 East Loop (TX)
225 East Loop Teague, TX 75860

\$41,872.11

\$900,114.00

Creditor's mailing address

PO Box 257

Fairfield, TX 75840

Describe the lien

Creditor's email address, if known

Date debt was incurred _____

Is the creditor an insider or related party?

☒ No

☐ Yes.

Last 4 digits of account number _____

Is anyone else liable on this claim?

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

Do multiple creditors have an interest in the same property?

☐ No.

☒ Yes. Have you already specified the relative priority?

☐ No. Specify each creditor, including this creditor, and its relative priority.

☒ Yes. The relative priority of creditors is specified on lines 2.2

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent

☐ Unliquidated

☒ Disputed

Debtor Winning Solutions Real Estate LLC
Name _____Case number (if known) 21-60050**Part 1: Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column A**Amount of claim**
Do not deduct the value of collateral.**Column B****Value of collateral that supports this claim**

2.4 Creditor's name <u>Newtek Small Business Finance LLC</u> Creditor's mailing address <u>1981 Marcus Ave 130</u> <u>Lake Success, NY 11042</u> Creditor's email address, if known _____ Date debt was incurred <u>12/27/2018</u> Last 4 digits of account number _____ Do multiple creditors have an interest in the same property? <input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority? For Asset: 12190 Plank Road (LA) 12190 Plank Road Baton Rouge, LA 70811 <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.1</u> For Asset: 701 Roosevelt Ave. (AL) 701 Rossevelt Ave. Selma, AL 36701 <input checked="" type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. 1) Signature Bank 2) Newtek Small Business Finance LLC <input type="checkbox"/> Yes. The relative priority of creditors is specified on lines _____ For Asset: 225 East Loop (TX) 225 East Loop Teague, TX 75860 <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.2</u>	Describe debtor's property that is subject to a lien 12190 Plank Road (LA) 12190 Plank Road Baton Rouge, LA 70811 701 Roosevelt Ave. (AL) 701 Rossevelt Ave. Selma, AL 36701 225 East Loop (TX) 225 East Loop Teague, TX 75860 Describe the lien <u>promissory note</u> Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H). As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	<u>\$4,551,000.00</u>	<u>\$2,995,214.00</u>
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Remarks: Loan No: PLP-33575670-05

Debtor Winning Solutions Real Estate LLC
Name _____Case number (if known) 21-60050**Part 1: Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column A

Amount of claim
Do not deduct the value of collateral.

Column B

Value of collateral that supports this claim

2.5 Creditor's name <u>Signature Bank</u> Creditor's mailing address <u>6065 Roswell Rd. 110</u> <u>Atlanta, GA 30328</u> Creditor's email address, if known _____ Date debt was incurred _____ Last 4 digits of account number <u>0</u> <u>7</u> <u>2</u> <u>6</u> Do multiple creditors have an interest in the same property? <input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority? <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.4</u>	Describe debtor's property that is subject to a lien <u>701 Roosevelt Ave. (AL)</u> <u>701 Rossevelt Ave. Selma, AL 36701</u> Describe the lien _____ Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H). As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	<u>\$517,724.80</u>	<u>\$498,600.00</u>
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2.6 Creditor's name <u>United Wholesale</u> Creditor's mailing address <u>Attn: Bankruptcy</u> <u>585 South Blvd E</u> <u>48341</u> Creditor's email address, if known _____ Date debt was incurred _____ Last 4 digits of account number _____ Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes. Have you already specified the relative priority? <input checked="" type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input type="checkbox"/> Yes. The relative priority of creditors is specified on lines _____	Describe debtor's property that is subject to a lien <u>Harbor Hills Drive (TX)</u> <u>Harbor Hills Drive Houston, TX 77054</u> Describe the lien _____ Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H). As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	<u>\$2,660.85</u>	<u>unknown</u>
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Debtor Winning Solutions Real Estate LLC
Name _____Case number (if known) 21-60050**Part 2:** List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity
<u>Ruzinsky, Bruce J.</u>	Line <u>2.1</u>	<u> </u>
<u>1401 McKinney 1900</u>		
<u>Houston, TX 77010</u>		
<u>Ritcheson, Scott</u>	Line <u>2.2</u>	<u> </u>
<u>821 E Southeast Loop 323 530</u>		
<u>Tyler, TX 75701</u>		
<u>Meyers, Robert</u>	Line <u>2.3</u>	<u> </u>
<u>P.O. Box 1669</u>		
<u>Waco, TX 76703</u>		
<u>Mayer, John</u>	Line <u>2.4</u>	<u> </u>
<u>7700 San Felipe 550</u>		
<u>Houston, TX 77063</u>		
<u>Surden, Todd H.</u>	Line <u>2.5</u>	<u> </u>
<u>6400 Powers Ferry Road NW 400</u>		
<u>Atlanta, GA 30339</u>		
<u>Yadlosky, Kristen</u>	Line <u>2.5</u>	<u> </u>
<u>6400 Powers Ferry Road NW</u>		
<u>Atlanta, GA 30339</u>		

Fill in this information to identify the case:

Debtor name Winning Solutions Real Estate LLCUnited States Bankruptcy Court for the:
Southern District of TexasCase number (if known): 21-60050☐ Check if this is an
amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507)

☒ No. Go to Part 2.☐ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

		Total claim	Priority amount
2.1	Priority creditor's name and mailing address Date or dates debt was incurred Last 4 digits of account number _ _ _ _ Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
2.2	Priority creditor's name and mailing address Date or dates debt was incurred Last 4 digits of account number _ _ _ _ Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	

Debtor Winning Solutions Real Estate LLC

Case number (if known)

21-60050

Name

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

			Amount of claim
3.1	Nonpriority creditor's name and mailing address <u>BBVA Compass Bank</u> <u>Houston Banking Center Northwest</u> <u>2101 Mangum Rd</u> <u>Houston, TX 77092-8531</u> Date or dates debt was incurred _____ Last 4 digits of account number <u>2</u> <u>1</u> <u>8</u> <u>7</u>	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$1,329.38</u>
3.2	Nonpriority creditor's name and mailing address <u>Capital One</u> <u>P.O. Box 5253</u> <u>Carol Stream, IL 60197</u> Date or dates debt was incurred _____ Last 4 digits of account number <u>7</u> <u>6</u> <u>3</u> <u>5</u> Remarks: Loan No. 337002070826	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$41,930.01</u>
3.3	Nonpriority creditor's name and mailing address <u>FD Teauge, TX Holdings, LLC</u> <u>2439 Kuser Rd.</u> <u>Hamilton, NJ 08690</u> Date or dates debt was incurred _____ Last 4 digits of account number _____ Remarks: Tenant is Family Dollar Stores of TX (July 14, 2011)	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>unknown</u>
3.3	Nonpriority creditor's name and mailing address <u>Orgin Bank</u> <u>PO Box 1325</u> <u>Ruston, LA 71273</u> Date or dates debt was incurred _____ Last 4 digits of account number <u>6</u> <u>8</u> <u>8</u> <u>6</u>	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$866.17</u>
3.4	Nonpriority creditor's name and mailing address <u>Plains Capital Bank</u> <u>2925 Richmond Ave. 100</u> <u>77098</u> Date or dates debt was incurred _____ Last 4 digits of account number <u>2</u> <u>5</u> <u>8</u> <u>8</u>	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$19,438.38</u>

Debtor Winning Solutions Real Estate LLC
Name _____Case number (if known) 21-60050

Part 2: Additional Page

3.5 Nonpriority creditor's name and mailing address <u>Regions Bank</u> <u>PO Box 11007</u> <u>Birmingham, AL 35288-0000</u> Date or dates debt was incurred _____ Last 4 digits of account number <u>2 6 1 4</u>	As of the petition filing date, the claim is: <u>\$888.00</u> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.6 Nonpriority creditor's name and mailing address <u>The Hanover Insurance Company</u> <u>Brown and Joseph LLC</u> <u>One Pierce Place 770W</u> <u>Itasca, IL 60143</u> Date or dates debt was incurred _____ Last 4 digits of account number <u>5 0 0 1</u>	As of the petition filing date, the claim is: <u>unknown</u> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.7 Nonpriority creditor's name and mailing address <u>WELLS FARGO BANK</u> <u>Attn: Bankruptcy</u> <u>1 Home Campus MAC X2303-01A</u> <u>Des Moines, IA 50328</u> Date or dates debt was incurred _____ Last 4 digits of account number <u>4 3 5 8</u>	As of the petition filing date, the claim is: <u>\$94.88</u> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.8 Nonpriority creditor's name and mailing address <u>WELLS FARGO BANK</u> <u>Attn: Bankruptcy</u> <u>1 Home Campus MAC X2303-01A</u> <u>Des Moines, IA 50328</u> Date or dates debt was incurred _____ Last 4 digits of account number <u>0 2 7 5</u>	As of the petition filing date, the claim is: <u>\$94.34</u> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Debtor Winning Solutions Real Estate LLC
NameCase number (if known) 21-60050**Part 4:** Total Amounts of the Priority and Nonpriority Unsecured Claims**5. Add the amounts of priority and nonpriority unsecured claims.****Total of claim amounts**

5a. Total claims from Part 1	5a.		<u>\$0.00</u>
5b. Total claims from Part 2	5b.	+	<u>\$64,641.16</u>
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	5c.		<u>\$64,641.16</u>

Fill in this information to identify the case:

Debtor name Winning Solutions Real Estate LLCUnited States Bankruptcy Court for the:
Southern District of TexasCase number (if known): 21-60050 Chapter 7☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☐ No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this form.☒ Yes. Fill in all of the information below even if the contracts or leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1	State what the contract or lease is for and the nature of the debtor's interest	<u>Dollar General Rent</u>	<u>Dollar General</u>
		<u>90 months</u>	<u>701 Roosevelt Ave.</u>
	State the term remaining		<u>Selma, AL 36701</u>
	List the contract number of any government contract		
2.2	State what the contract or lease is for and the nature of the debtor's interest	<u>Family Dollar Rent</u>	<u>Family Dollar</u>
		<u>90 months</u>	<u>225 East Loop</u>
	State the term remaining		<u>Teague, TX 75860</u>
	List the contract number of any government contract		
2.3	State what the contract or lease is for and the nature of the debtor's interest	<u>Family Dollar Rent</u>	<u>Family Dollar</u>
		<u>90 months</u>	<u>12190 Plank Road</u>
	State the term remaining		<u>Baton Rouge, LA 70811</u>
	List the contract number of any government contract		
2.4	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		
2.5	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		

Fill in this information to identify the case:

Debtor name Winning Solutions Real Estate LLCUnited States Bankruptcy Court for the:
Southern District of TexasCase number (if known): 21-60050☐ Check if this is an amended filing

Official Form 206H

Schedule H: Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Does the debtor have any codebtors?

☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name

Mailing Address

Name

Check all schedules that apply:

2.1 CRMOD Lubbock, P.C.

Street

City

State

ZIP Code

Newtek Small Business Finance LLC☒ D☐ E/F☐ G2.2 Insight Vision Care, P.C.

Street

City

State

ZIP Code

Newtek Small Business Finance LLC☒ D☐ E/F☐ GCapital One☒ D☐ E/F☐ GSignature Bank☒ D☐ E/F☐ GOrgin Bank☐ D☒ E/F☐ G2.3 Mordi, Chike Rotimi3583 Mustang Ridge Lane
StreetPearland, TX 77584

City

State

ZIP Code

Newtek Small Business Finance LLC☒ D☐ E/F☐ GCitizens National Bank☒ D☐ E/F☐ G

Debtor Winning Solutions Real Estate LLC
Name _____Case number (if known) 21-60050**Additional Page if Debtor Has More Codebtors**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor**Column 2: Creditor****Name****Mailing Address****Name***Check all schedules
that apply:*FD Teauge, TX Holdings, LLC☐ D☒ E/F☐ GCapital One☒ D☐ E/F☐ GSignature Bank☒ D☐ E/F☐ GFreestone County☒ D☐ E/F☐ GRegions Bank☐ D☒ E/F☐ GWELLS FARGO BANK☐ D☒ E/F☐ G2.4 Ozougwu, Chinenye Oga 3583 Mustang Ridge Lane
Street
Pearland, TX 77584
City State ZIP CodeCitizens National Bank ☒ D
☐ E/F
☐ GFD Teauge, TX Holdings, LLC ☐ D
☒ E/F
☐ GCapital One ☒ D
☐ E/F
☐ G

Debtor Winning Solutions Real Estate LLC
Name _____Case number (if known) 21-60050**Additional Page if Debtor Has More Codebtors**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor**Column 2: Creditor****Name****Mailing Address****Name***Check all schedules
that apply:*Signature Bank☒ D☐ E/F☐ GFreestone County☒ D☐ E/F☐ GRegions Bank☐ D☒ E/F☐ GWELLS FARGO BANK☐ D☒ E/F☐ G2.5 Vielma Vision Eyecare Inc.

Street _____

City _____

State _____

ZIP Code _____

Newtek Small Business Finance
LLC☒ D☐ E/F☐ G

2.6 _____

Street _____

City _____

State _____

ZIP Code _____

Fill in this information to identify the case:

Debtor name Winning Solutions Real Estate LLC

United States Bankruptcy Court for the:

Southern District of TexasCase number (if known): 21-60050 Chapter 7☐ Check if this is an amended filing**Official Form 206Sum****Summary of Assets and Liabilities for Non-Individuals****12/15****Part 1: Summary of Assets****1. Schedule A/B: Assets—Real and Personal Property** (Official Form 206A/B)**1a. Real Property:**Copy line 88 from *Schedule A/B*.....\$2,995,214.00**1b. Total personal property:**Copy line 91A from *Schedule A/B*.....\$103,145.72**1c. Total of all property:**Copy line 92 from *Schedule A/B*.....\$3,098,359.72**Part 2: Summary of Liabilities****2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*.....\$6,650,450.76**3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)**3a. Total claim amounts of priority unsecured claims:**Copy the total claims from Part 1 from line 5a of *Schedule E/F*.....\$0.00**3b. Total amount of claims of non-priority amount of unsecured claims:**Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*.....**+** \$64,641.16**4. Total liabilities**.....

Lines 2 + 3a + 3b

\$6,715,091.92

Fill in this information to identify the case:

Debtor name Winning Solutions Real Estate LLCUnited States Bankruptcy Court for the:
Southern District of TexasCase number (if known): 21-60050☐ Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy 04/19

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

☐ None

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue

Check all that apply

Gross revenue

(before deductions and exclusions)

From the beginning of the fiscal year to filing date:

From 01/01/2021 to Filing date
MM/ DD/ YYYY☒ Operating a businessunknown☐ Other _____\$0.00

For prior year:

From 01/01/2020 to 12/31/2020
MM/ DD/ YYYY MM/ DD/ YYYY☒ Operating a business\$94,242.53☐ Other _____

For the year before that:

From 01/01/2019 to 12/31/2019
MM/ DD/ YYYY MM/ DD/ YYYY☒ Operating a businessunknown☐ Other _____\$0.00

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None

Description of sources of revenue

Gross revenue from each source

(before deductions and exclusions)

From the beginning of the fiscal year to filing date:

From 01/01/2021 to Filing date
MM/ DD/ YYYY

For prior year:

From 01/01/2020 to 12/31/2020
MM/ DD/ YYYY MM/ DD/ YYYY

For the year before that:

From 01/01/2019 to 12/31/2019
MM/ DD/ YYYY MM/ DD/ YYYY

Debtor Winning Solutions Real Estate LLC
Name _____Case number (if known) 21-60050**Part 2:** List Certain Transfers Made Before Filing for Bankruptcy**3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☒ None

Creditor's name and address	Dates	Total amount or value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. _____ Creditor's name _____ Street _____ _____ City State ZIP Code	_____	_____	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or co-signed by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☒ None

Insider's name and address	Dates	Total amount or value	Reasons for payment or transfer
4.1. _____ Creditor's name _____ Street _____ _____ City State ZIP Code Relationship to debtor _____	_____	_____	_____

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Description of the property	Date	Value of property
5.1. _____ Creditor's name _____ Street _____ _____ City State ZIP Code	_____	_____	_____

Debtor Winning Solutions Real Estate LLC
Name _____Case number (if known) 21-60050**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
5.1. _____ Creditor's name _____ Street _____ _____ City State ZIP Code	XXXX- _____		

Part 3: Legal Actions or Assignments**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity —within 1 year before filing this case.

☒ None

7.1. Case title	Nature of case	Court or agency's name and address	Status of case
_____	_____	_____	<input type="checkbox"/> Pending
		Name	<input type="checkbox"/> On appeal
Case number		Street	<input type="checkbox"/> Concluded
_____		_____	
		City State ZIP Code	

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None

8.1. Custodian's name and address	Description of the property	Value
_____	_____	_____
Custodian's name		
_____	Case title	Court name and address
Street	_____	Name
_____	Case number	Street
_____	_____	_____
City State ZIP Code	Date of order or assignment	City State ZIP Code

Part 4: Certain Gifts and Charitable Contributions**9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**☒ None

Debtor Winning Solutions Real Estate LLC
NameCase number (if known) 21-60050

9.1.	Recipient's name and address	Description of the gifts or contributions	Dates given	Value
	<div>Recipient's name</div> <div>Street</div> <div>City State ZIP Code</div> <div>Recipient's relationship to debtor</div>			

Part 5: Certain Losses**10. All losses from fire, theft, or other casualty within 1 year before filing this case.**☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	Date of loss	Value of property lost
10.1.			

Part 6: Certain Payments or Transfers**11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☒ None

11.1.	Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
	<div>Address</div> <div>Street</div> <div>City State ZIP Code</div> <div>Email or website address</div> <div>Who made the payment, if not debtor?</div>			

Debtor Winning Solutions Real Estate LLC
NameCase number (if known) 21-60050**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

☒ None

12.1.	Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
-------	-------------------------	-----------------------------------	---------------------------	-----------------------

Trustee

13. Transfers not already listed on this statement

List any transfers of money or other property—by sale, trade, or any other means—made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None

13.1.	Who received the transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
-------	----------------------------	--	------------------------	-----------------------

Address

Street

City State ZIP Code

Relationship to debtor

Part 7: Previous Locations**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Address

Dates of occupancy

14.1. _____ From _____ To _____

Street

City State ZIP Code

Part 8: Health Care Bankruptcies

Debtor Winning Solutions Real Estate LLC
Name _____Case number (if known) 21-60050**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:
 —diagnosing or treating injury, deformity, or disease, or
 —providing any surgical, psychiatric, drug treatment, or obstetric care?

☒ No. Go to Part 9.☐ Yes. Fill in the information below.**Facility name and address****Nature of the business operation, including type of services the debtor provides****If debtor provides meals and housing, number of patients in debtor's care**

15.1.

Facility name _____

Street _____

City _____ State _____ ZIP Code _____

Location where patient records are maintained(if different from facility address). If electronic, identify any service provider. _____**How are records kept?**

Check all that apply:

☐ Electronically☐ Paper**Part 9: Personally Identifiable Information****16. Does the debtor collect and retain personally identifiable information of customers?**☒ No.☐ Yes. State the nature of the information collected and retained. _____

Does the debtor have a privacy policy about that information?

☐ No☐ Yes**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b) or other pension or profit-sharing plan made available by the debtor as an employee benefit?**☒ No. Go to Part 10.☐ Yes. Does the debtor serve as plan administrator?☐ No. Go to Part 10.☐ Yes. Fill in below:**Name of plan****Employer identification number of the plan**

EIN: _____

Has the plan been terminated?

☐ No☐ Yes**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units****18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☒ None

Debtor Winning Solutions Real Estate LLC
NameCase number (if known) 21-60050

Financial institution name and address	Last 4 digits of account number	Type of account	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
18.1 _____ Name _____ Street _____ City State ZIP Code	XXXX- ____ ____ ____	<input type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other	_____	_____

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

Depository institution name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
19.1 _____ Name _____ Street _____ City State ZIP Code	_____ _____ _____ Address _____ _____ City State ZIP Code	_____ _____ _____ _____ _____	<input type="checkbox"/> No <input type="checkbox"/> Yes

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☒ None

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
20.1 _____ Name _____ Street _____ City State ZIP Code	_____ _____ _____ Address _____ _____ City State ZIP Code	_____ _____ _____ _____ _____	<input type="checkbox"/> No <input type="checkbox"/> Yes

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None

Debtor Winning Solutions Real Estate LLC
NameCase number (if known) 21-60050**Owner's name and address****Location of the property****Description of the property****Value**

Name

Street

City State ZIP Code

Part 12: Details About Environmental Information

For the purpose of Part 12, the following definitions apply:

- *Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).
- *Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- *Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law?**

Include settlements and orders.

☒ No☐ Yes. Provide details below.**Case title****Court or agency name and address****Nature of the case****Status of case****Case number**

Name

Street

City State ZIP Code

☐ Pending☐ On appeal☐ Concluded**23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**☒ No☐ Yes. Provide details below.**Site name and address****Governmental unit name and address****Environmental law, if known****Date of notice**

Name

Street

City State ZIP Code

Name

Street

City State ZIP Code

24. Has the debtor notified any governmental unit of any release of hazardous material?☒ No☐ Yes. Provide details below.

Debtor Winning Solutions Real Estate LLC
NameCase number (if known) 21-60050

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
Name	Name		
Street	Street		
City State ZIP Code	City State ZIP Code		

Part 13: Details About the Debtor's Business or Connections to Any Business**25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

☒ None

Business name and address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
25.1. Name		EIN: _____
Street		Dates business existed
		From _____ To _____
City State ZIP Code		

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☒ None

Name and address	Dates of service
26a.1. Name	From _____ To _____
Street	
City State ZIP Code	

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☒ None

Debtor Winning Solutions Real Estate LLC Case number (if known) 21-60050

Name

Name and address**Dates of service**

26b.1. _____ From _____ To _____

Name

Street

City

State

ZIP Code

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☒ None**Name and address****If any books of account and records are unavailable, explain why**

26c.1. _____

Name

Street

City

State

ZIP Code

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None**Name and address**

26d.1. _____

Name

Street

City

State

ZIP Code

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No☐ Yes. Give the details about the two most recent inventories.**Name of the person who supervised the taking of the inventory****Date of inventory****The dollar amount and basis (cost, market, or other basis) of each inventory**

Debtor Winning Solutions Real Estate LLC
Name _____

Case number (if known) 21-60050

Name and address of the person who has possession of inventory records

27.1.

Name

Street

City State ZIP Code

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
_____	_____	_____	0.00%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- ☒ No
☐ Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
_____	_____	_____	From _____ To _____

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- ☒ No
☐ Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
30.1. _____ Name _____ Street _____ _____ City State ZIP Code	_____	_____	_____
Relationship to debtor _____			

Debtor Winning Solutions Real Estate LLC
Name _____Case number (if known) 21-60050

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

☒ No☐ Yes. Identify below.

Name of the parent corporation _____

Employer Identification number of the parent corporation

EIN: ____ - ____ - ____ - ____ - ____

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

☒ No☐ Yes. Identify below.

Name of the pension fund _____

Employer Identification number of the pension fund

EIN: ____ - ____ - ____ - ____ - ____

Part 14: Signature and Declaration**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 04/08/2021
MM/ DD/ YYYY**X** /s/ Randy Williams
Signature of individual signing on behalf of the debtorPosition or relationship to debtor
Chapter 7 Trustee in Case No.
20-33367-H4Printed name Randy WilliamsAre additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?☒ No☐ Yes

BBVA Compass Bank
Houston Banking Center Northwest
2101 Mangum Rd
Houston, TX 77092-8531

Capital One
Attn: Bankruptcy
PO Box 30285
Salt Lake City, UT 84130-0285

Capital One
P.O. Box 5253
Carol Stream, IL 60197

Citizens National Bank
Mexia Branch
405 E. Milam St., P.O. Box #110
Mexia, TX 76667

CRMOD Lubbock, P.C.

Dollar General
701 Rossevelt Ave.
Selma, AL 36701

Family Dollar
225 East Loop
Teague, TX 75860

Family Dollar
12190 Plank Road
Baton Rouge, LA 70811

FD Teauge, TX Holdings, LLC
2439 Kuser Rd.
Hamilton, NJ 08690

Freestone County
PO Box 257
Fairfield, TX 75840

Insight Vision Care, P.C.

John Mayer
7700 San Felipe 550
Houston, TX 77063

Robert Meyers
P.O. Box 1669
Waco, TX 76703

Chike Rotimi Mordi
3583 Mustang Ridge Lane
Pearland, TX 77584

Newtek Small Business
Finance LLC
1981 Marcus Ave 130
Lake Success, NY 11042

Orgin Bank
PO Box 1325
Ruston, LA 71273

Chinenye Oga Ozougwu
3583 Mustang Ridge Lane
Pearland, TX 77584

Plains Capital Bank
2925 Richmond Ave. 100
77098

Regions Bank
PO Box 11007
Birmingham, AL 35288-0000

Scott Ritcheson
821 E Southeast Loop 323 530
Tyler, TX 75701

Bruce J. Ruzinsky
1401 McKinney 1900
Houston, TX 77010

Signature Bank
6065 Roswell Rd. 110
Atlanta, GA 30328

Todd H. Surden
6400 Powers Ferry Road NW 400
Atlanta, GA 30339

The Hanover Insurance
Company
Brown and Joseph LLC
One Pierce Place 770W
Itasca, IL 60143

United Wholesale

Attn: Bankruptcy
585 South Blvd E
48341

Vielma Vision Eyecare Inc.

WELLS FARGO BANK

Attn: Bankruptcy
1 Home Campus MAC X2303-01A
Des Moines, IA 50328

WELLS FARGO BANK

Attn: Bankruptcy
1 Home Campus MAC X2303-01A
Des Moines, IA 50328

Kristen Yadlosky

6400 Powers Ferry Road NW
Atlanta, GA 30339

**IN THE UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF TEXAS
VICTORIA DIVISION**

IN RE: **Winning Solutions Real Estate LLC**

CASE NO 21-60050

CHAPTER 7

VERIFICATION OF CREDITOR MATRIX

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date 04/08/2021 Signature /s/ Randy Williams
Randy Williams, Chapter 7 Trustee in Case No. 20-33367-H4